

**Proposed Zoning Ordinance Amendments
Flint Township
July 17, 2017**

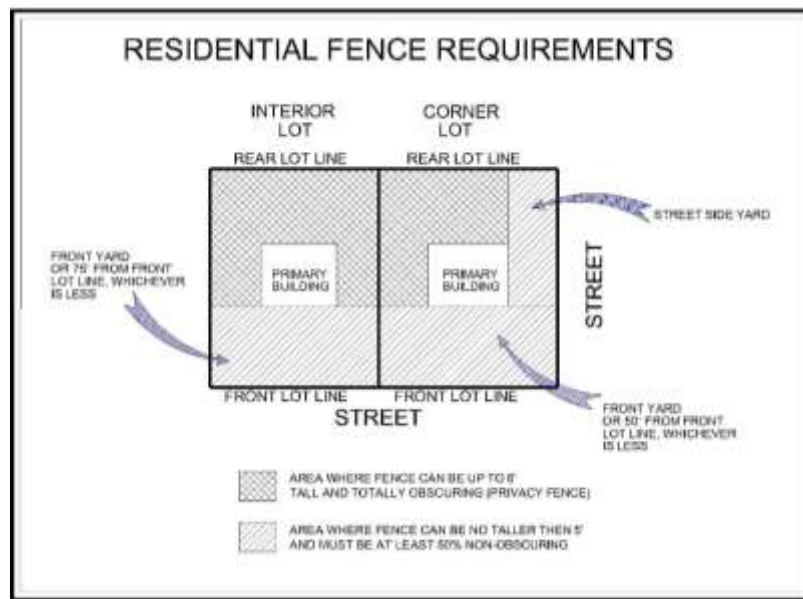
Section 14.5-15. - Fences, walls, and other protective barriers.

A fence shall be defined, for the purpose of this chapter as any partition, structure, or gate, erected as a dividing marker, barrier, or enclosure.

(4) Restrictions on fence construction.

- a. On residentially zoned R-1A, R-1B, R-1C, R-1D, RM-1 and RMH property, fences located 50 feet or more back from the front property line or the front building line whichever distance is less, and in the case of a corner lot, behind the side street building line or 25' whichever distance is less, shall not exceed six feet in height. In the remaining locations on this property, a fence shall not exceed five feet in height and not more than 50 percent of the area of any five-foot-long, five-foot-high section shall be solid matter or closed construction. ~~Provided, however, that fences not more than six feet high may be erected not less than 25 feet back from the front property line if existing residential buildings are located not less than eight feet from the property line on adjoining lots.~~ Barbed wire is prohibited. (See Figure 3.2)

Figure 3.2



a-

- b. On all C-1, C-2, C-3, and O-1 zoned property, fences shall not be constructed over seven feet six inches in height. Barbed wire may be installed in the top one foot of such fence on arms or supports projecting over the private property side of the fence, the lowest strand at least six feet six inches above the grade on that side. Fences over six feet in height, exclusive of barbed wire, shall be constructed of incombustible material except for posts and supporting members. No fence shall be located in the front yard.

- c. On IND and AD zoned property, fences may be of unlimited height and barbed wire may be used as in subsection (4)b of this section. Fences over six feet in heights, exclusive of barbed wire, shall be constructed of incombustible material except for posts and supporting members.
- d. Gates in fences shall not open over public property. All gates shall be so constructed that not over 50 percent of the horizontal, projected area shall be solid matter or closed construction.
- e. Where adjoining properties differ in zoned use, the requirements of a fence on that property line may be that of the least restrictive, regardless of the party erecting the fence.
- f. All fences shall be located entirely on the property of the person, firm or corporation erecting the fence.
- g. No fence shall be charged or connected with an electrical current in such a manner as to transmit said current to persons, animals, or things which might intentionally or accidentally come in contact with it.
- h. Razor wire is prohibited in all zoning districts.

Sec. 14.2-36. - Standards for site plan approval.

- (13) Stormwater management. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/retention ponds may be required. Stormwater detention/retention facilities shall comply with the applicable requirements of Section 14.5-11. -Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Sec. 14.5-11. - Excavations or holes.

The construction, maintenance or existence within the township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this section shall not prevent any excavation under a permit issued, pursuant to this chapter, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the building department; and provided, further, that this section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the state, the county, the township, or other governmental agency. No detention facility will be allowed in a front yard unless completely underground. All detention facilities not completely underground must be of a ~~mowable~~-minimum grade of 4 to 1 and kept clean of all vegetation except grass.

Sec. 14.2-36. - Standards for site plan approval.

- (14) Lighting. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted. A minimum level of lighting in parking lots and building entrances shall be provided and maintained. Failure to replace burned out lights will be considered a violation of this ordinance.

Sec. 14.5-5. - Accessory buildings, structures and uses.

(g) No detached accessory building shall be located closer than ten feet to any principal building, structure or use, nor shall it be located closer ~~then than~~ three five feet from any side or rear lot line or public street right-of-way.

Sec. 14.2-3. - Permits.

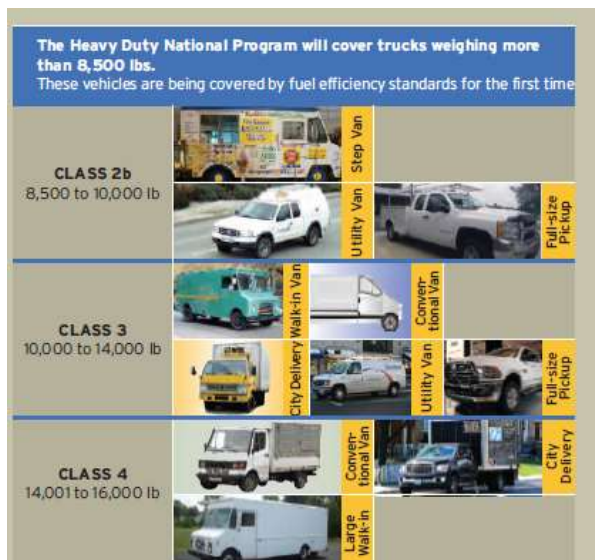
The following shall apply in the issuance of any permit:

- (1) Required. It shall be unlawful for any person, firm or corporation to commence excavation for, construction of any building or structure, structural changes, or repairs in any existing building or structure, or moving of an existing building, without first obtaining a zoning compliance permit and/or a building permit from the building department. No permit shall be issued for construction, alteration or remodeling of any building or structure until an application has been submitted in accordance with the provisions of this chapter showing that the construction proposed is in compliance with the provisions of this chapter and with the state construction code and other applicable codes and ordinances of the township and upon proof of compliance with the land division act, Public Act No. 288 of 1967 (MCL 560.101 et seq.). These requirements apply to accessory as well as principal buildings.

Sec. 14.5-13. - Storage and repair of vehicles.

The carrying out of repair, restoration and maintenance procedures or projects on vehicles in any residential zoning district, when such work is not confined to the interior of the vehicle, shall be subject to the following limitations:

- (2) Parking of commercial vehicles of up to 14,000 lbs Gross Vehicle Weight Rating (GVWR) or a weight class of three (3) or less ~~one ton gross vehicle weight~~ is permitted in all districts, except in residential subdivisions or condominiums or multi-family developments, where commercial vehicles are limited to not more than 10,000 lbs. GVWR or a weight class of 2b or less. See the figure below for reference.



Sec. 14.5-19. - Approval of temporary uses.

The township may grant permits authorizing temporary land uses for:

- (1) Temporary outdoor sales of products may be approved by the zoning administrator ~~are allowed~~ as an accessory for commercial businesses by issuance of a zoning compliance permit; under the following conditions:
 - a. Zoning district where permitted. Temporary uses shall be restricted to nonresidential zoning districts.
 - b. Application and submittal requirement. The application for a zoning compliance permit for a temporary use ~~permit~~ shall be accompanied by plans and specifications including a plot plan, drawn to scale, showing the following:
 1. The shape, location, and dimensions of the lot, including the shape, size, and location of all buildings or other structures already on the lot, off-street parking layout, and the location of any designated fire lanes.
 2. The materials to be utilized in and the shape, size, and location of all buildings and structures to be erected or moved onto the lot, including all tents, tables, stands, or display racks.
 3. The anticipated automobile traffic flow to and from the lot and any adjacent thoroughfares, loss of off-street parking spaces, if any, as well as the anticipated flow of pedestrian traffic upon lot sidewalks.
 - c. Time limitations/approvals.
 1. A temporary use permit for the sale of seasonal items such as Christmas trees and similar uses may be granted by the zoning administrator and shall by its terms be effective for no longer than 45 days.
 2. A temporary use permit for a summer long items such as vegetables, fruit or produce stand, gardening materials or for the sale of firewood or similar use shall, by its terms, be effective for no longer than four months.
 3. A temporary use permit to allow sidewalk or tent sales shall be issued by the zoning administrator for a maximum of two weeks up to four times a year.
 - d. Annual review.
Permits for seasonal or summer long outdoor sales are only required for the initial request, but are subject to annual review by the Zoning Administrator to verify compliance with the conditions of the original approval.
- (2) To be an accessory use the product sold outdoors must be of a type similar to those sold by the business indoors. Sales by third party vendors is prohibited.
- (3) Permit uses which do not require the erection of any capital improvement of a structural nature, not otherwise permitted in any district (such as art fairs, carnivals, and civic festival events), not to exceed 12 months. In classifying uses as not requiring capital improvement, the zoning administrator shall determine that they are either demountable structures related to the permitted use of land; recreation developments, such as, but not limited to golf driving range and outdoor archery courts, or structures which do require foundations, heating systems, or sanitary connections.
- (4) The granting of the temporary use shall be granted in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
- (5) The zoning administrator may seek the review and recommendation of the planning commission prior to the taking of any action.
- (6) The fee for a permit authorizing a temporary land use shall be set by the township board by resolution.

(7) Signage for a temporary use shall comply with the requirements of Chapter 13 of the Township Code of Ordinances, sign ordinance, as amended

Sec. 14.5-8. - Building appearance, structure completion, and personal construction authority.

- (a) Building appearance. Where a building or accessory building in a nonresidential district is erected on any parcel of land fronting upon any public street, the walls of said building or accessory building shall be constructed in compliance with the following standards:
- (1) A minimum of 60 percent of the front of the structure shall consist of stone, face brick or other ornamental materials approved by the planning commission consistent with neighboring property.
 - (2) Siding and trim shall be primarily earth tone colors with primary colors used only for accents for up to ten percent of the surface. Earth tone colors are muted colors ranging from neutral to deep brown. Examples of colors meeting this requirement can be found at the following site. <http://www.borninazoo.com/interior-paint-colors-earth-tones/nice-interior-paint-colors-earth-tones-13-earth/>. This standard may be waived or modified by the Planning Commission based on proposed alternative colors submitted by an applicant using sample materials if the Planning Commission finds that the proposed color pallet would be consistent with the intention of this section.
 - (3) No building so situated shall be constructed of tarred paper, tin, corrugated iron, or any form of pressed board or felt or similar material within the limits herein specified.
 - (4) The standards above may be modified by the planning commission in cases where the applicant is required to comply with corporate design standards and can demonstrate that the design as proposed is consistent with the character of the area and is an enhancement to the site.
- (b) Building completion period. All structures shall be completed within one year of the issue date of the building permit for such structure, unless an extension for not more than one additional year is granted for good cause by the building department. When a part of the building is ready for occupancy, a temporary occupancy permit may be issued, provided that the premises complies with health and fire standards required under this chapter, or any other chapter, regulation, or statute.
- (c) Personal construction authority. Nothing in this chapter shall be construed as prohibiting an owner, tenant, occupant, or land contract vendee from doing his own building, altering, plumbing, electrical installations, etc., provided the minimum requirements of the electrical and plumbing codes of the state, and the applicable county health department regulations are complied with.

★ Earthtones 1

					
241/222/132	234/207/90	196/166/74	224/188/108	205/159/61	165/126/47
					
193/161/91	173/131/47	125/93/33	168/153/89	140/122/50	89/83/35
					
142/111/58	112/77/24	62/42/8	158/116/39	126/80/1	69/44/0
					
158/100/52	127/59/11	77/52/13	176/56/30	156/12/0	92/16/1
					
131/38/26	103/0/0	48/0/0	104/71/80	81/38/53	54/25/43